

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Special Permit #617B

DATE:

SCHEDULED PLANNING COMMISSION MEETING:

DATE: March 5, 2003

PROPOSAL: To amend the Sutter Place Apartments Community Unit Plan to revise the building envelopes.

WAIVER REQUEST: None

LAND AREA: 9.3 acres

CONCLUSION: The proposed two apartment buildings were originally approved in 1985 under Special Permit No. 617A. This special permit is required due to the applicant changing the setbacks. The new location of the apartment buildings should not have a negative impact on the adjacent residential and commercial areas.

RECOMMENDATION:

Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 150 I.T. located in the SW1/4, Section 8, Township 9 North, Range 7 East, 6th P.M., Lincoln, Lancaster County.

LOCATION: S. 48th St. and Claire Ave.

APPLICANT: Sutter Place Partners
3620 Hillside Circle
Lincoln, NE 68506
(402) 488-3991

OWNER: same as applicant

CONTACT: Gus Ponstingl
Ross Engineering, Inc.
201 No. 8th St. Suite 401
Lincoln, NE 68508
(402) 474-7677

EXISTING ZONING: R-2 with Community Unit Plan

EXISTING LAND USE: Apartment Complex

SURROUNDING LAND USE AND ZONING:

North: R-1	Residential
South: P-Public	Open Space
East: R-1	Parking Lot
B-1	Commercial
West: R-2	Residential

HISTORY:

January 28, 1985	Special Permit 617A to amend Sutter Place Community Unit Plan to increase the density by 32 units was approved by City Council.
January 28, 1985	Change of Zone #2146 from R-1 to R-2 on Lot 150 I.T. was approved by City Council.
September 1978	S. 45 th St. south of Gertie Ave. was vacated.
February 18, 1975	Special Permit #717 to allow a parking lot on a portion of Lot 151 I.T. in a residential district was approved by City Council.
October 24, 1972	Special Permit #623 to allow a parking lot on a portion of Lot 156 I.T. in a residential district was approved by City Council.
September 5, 1972	Special Permit #617 to allow Sutter Place Community Unit Plan was approved by City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F69	Require new development to be compatible with character of neighborhood and adjacent uses.
Page F68	Preserve the mix of housing types in older neighborhoods.
Page F-18	Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents.

Page F-79 The community should encourage site design that are compatible with the natural characteristics of the site, clustering development, minimizing grading and impervious cover, and preserving site hydrology to the maximum extent possible. Naturalized or bioengineered solutions to drainage issues should be used wherever possible.

UTILITIES: An extension of the private water and sanitary sewer lines within the apartment complex will serve the two proposed apartment buildings.

TOPOGRAPHY: Slopes to the southwest.

TRAFFIC ANALYSIS: Claire Avenue is classified as a local street.
S. 48th St is classified as a minor arterial.

PUBLIC SERVICE: The nearest public elementary school is Zeman.
The nearest fire station is #6 at S. 48th St. and Claire Ave.
The nearest public library is Gere Library.

ENVIRONMENTAL CONCERNS: A portion of this special permit lies within the 100 year floodplain and the floodway. The site plan shows parking and driving aisles within the floodway. A portion of the southeast building is in the floodplain.

ANALYSIS:

1. The purpose of this special permit is to amend Special Permit #617A to relocate two previously approved apartment buildings. The previous location showed a portion of the northwest building within the floodway. The new location would allow the buildings to be closer to the property line.
2. This amendment will not increase the number of approved dwelling units.
3. Special Permit 617A allowed an addition of 32 units, 8 to 12 units in the northwest building and 20 to 24 in the southeast building, bringing the total to 104 dwelling units. This application does not increase the total number of dwelling units.
4. Special Permit 617A showed the northwest building located 50-feet south of the north property line. The new location places the apartment building 30-feet from the north property line.
5. There are existing single family homes adjacent to this development on the north side.

6. The applicant's letter states that the northwest apartment building will be two-story.
7. A portion of the special permit is located within the floodway and the floodplain.
8. The applicant must show that the encroachment into the floodway will not result in any increase in flood levels during occurrence of the base flood discharge.
9. Although the northwest apartment building is located 20 feet closer to the property line than previously approved, the apartment building will only be two stories. The grade will be approximately 5 feet lower than the lots to the north and the applicant is proposing to plant screening material along the north property line in excess of the minimum requirements.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Submit certified information from an abstractor or an attorney indicating the current record owner(s) of all land within the limits of this application.
- 1.2 Revise the site plan to show:
 - 1.2.1 Planning Commission approval block
 - 1.2.2 City Council approval block.
 - 1.2.3 Dimensions along the perimeter of the special permit.
 - 1.2.4 Identify or delete the two lines running north-south at the western edge of the site.
 - 1.2.5 Show a sidewalk system from the northwest apartment building to the western boundary of the special permit.
 - 1.2.6 Correct the parking stall summary.

- 1.2.7 Properly delineate and label the emergency access.
 - 1.2.8 Dimension the length of the two proposed garages.
 - 1.2.9 Show a rectangular building envelope. Eliminate all offsets.
 - 1.2.10 Show the finished floor elevation for the proposed 8 stall garage.
 - 1.2.11 Show the 10-foot wide pedestrian easement in the northwest portion of this site. The easement runs adjacent the north boundary from vacated 45th St. to the west boundary.
 - 1.3 Revise the legal description to include metes and bounds.
 - 1.4 The Surveyor's Certificate must be signed.
 - 1.5 Revise the landscape plan to meet design guidelines.
 - 1.6 The height of the landscaping must be included in the landscape schedule.
 - 1.7 Label existing trees that are to be removed.
 - 1.8 Submit a hydraulic study of Beals Slough to show that there is no impact on the floodway heights. A no rise certification is needed.
 - 1.9 FEMA cross-sections and the 100-year flood heights must be shown along Beals Slough and its tributaries.
 - 1.10 Submit a hydraulic study of the new culvert to show that water surface elevations will not change more than 1 foot upstream.
 - 1.11 Show the effects of the relocated pedestrian bridge in the 100 year water surface elevations.
 - 1.12 Show a north arrow on sheet 7.
 - 2. This approval permits 104 dwelling units.
- General:
- 3. Before receiving building permits:

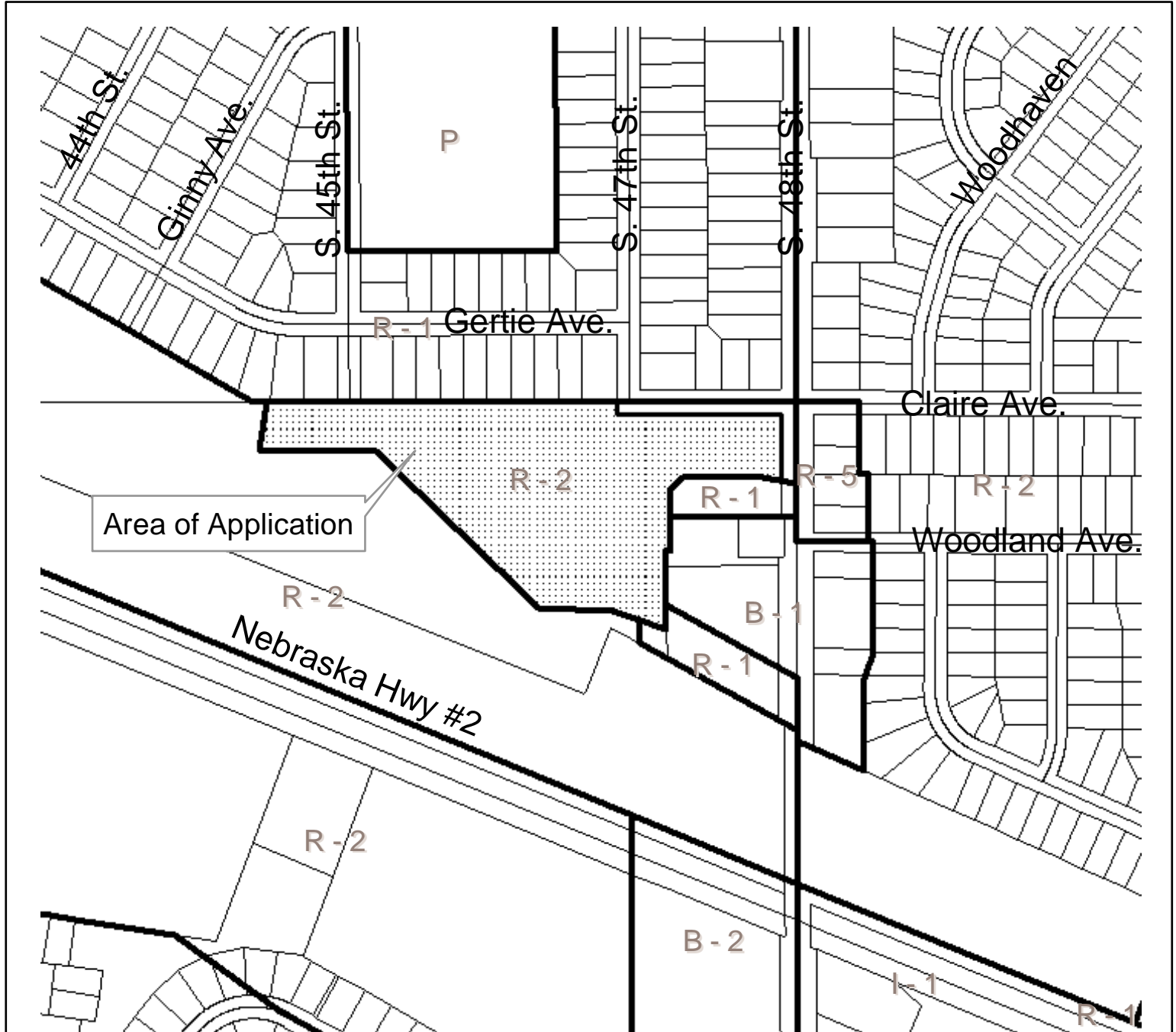
- 3.1 The permittee shall have submitted a revised and reproducible final plan including 6 copies showing the revisions and the plans are acceptable.
- 3.2 The construction plans shall comply with the approved plans.

STANDARD CONDITIONS:

- 4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant.
- 5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.
- 6. Before receiving an occupancy permit, a sign identifying the emergency exit must be posted.

Prepared by:

Tom Cajka
Planner



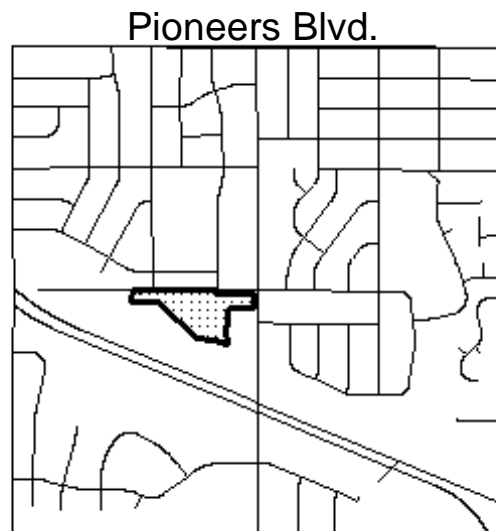
Special Permit #617B S. 48th & Claire Ave.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

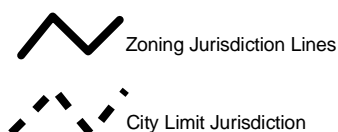
One Square Mile
Sec. 8 T9N R7E

S. 40th St.



East street

Old Cheney Rd.



Special Permit #617B



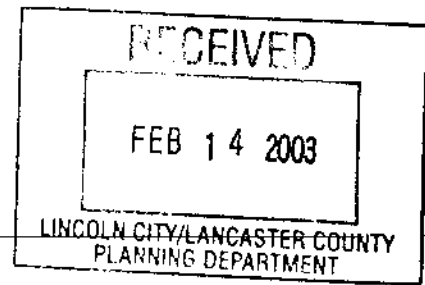
Flood

100 Year

500 Year

Floodway

Memorandum



To: Tom Cajka, Planning Department

From: *CB* Chad Blahak, Public Works and Utilities

Subject: Sutter Place Apartments Amendment to CUP #617A

Date: February 14, 2003

cc: Randy Hoskins
Dennis Bartels
Nicole Fleck-Tooze
Devin Biesecker

Engineering Services has reviewed the Amendment to the CUP #617A for Sutter Place Apartments, located at South 47th Street and Claire Avenue and has the following comments:

- The proposed emergency access drive located in the southeast portion of the project should be properly delineated and labeled on the site plan as well as at the site when construction is completed.

Below are Watershed Management's comments on the Sutter Place CUP. Comments are based on a eight-sheet plan set from Ross Engineering Inc. stamped February 3, 2003 by the Planning Department.

1. Parking lots are permitted in the floodway. However, a hydraulic study of Beals Slough must be included to show that there is no impact on the floodway heights. A no rise certification is needed.
2. FEMA cross-sections and the 100 year flood heights must be shown along Beals Slough and its tributaries.
3. The new culvert shown is in a FEMA designated floodplain. A hydraulic study of the culvert is needed to show that water surface elevations will not change more than 1 foot upstream. This is required for the flow in the tributary not because of flow in Beals Slough.
4. The effects of the relocated pedestrian bridge on the 100 year water surface elevations must be addressed.

Dale L Stertz

02/13/2003 02:46 PM

To: Thomas J Cajka/Notes@Notes, Rodger P Harris/Notes@Notes,
Benjamin J Higgins/Notes@Notes
cc: Chuck A Zimmerman/Notes@Notes
Subject: Sutter Place Apartments SP 617B

This Department offers the fallowing comments regarding floodplain only.

1. With encroachments into the tributary to Beal Slough the applicant must comply with L.M.C. Section 27.55.030 (a) (1) before this request can be approved.
2. With encroachments into the floodway, applicant must comply with L.M.C. Section 27.55.030 (h) before this request can be approved.



Memo

To: Tom Cajka, Planning Department

From: Mark Canney, Parks & Recreation

Date: February 21, 2003

Re: Sutter Place Apartments SP 617B

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. The 10' pedestrian easement should be kept to serve the current and future connectivity needs of the surrounding neighborhood. Please note, this is a pedestrian easement and not a park trail.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LIN
COLN.NE.US>

To: Tom Cajka <TCajka@ci.lincoln.ne.us>
cc:
Subject: Sutter Place Apartments

02/12/2003 01:52 PM

Mr. Cajka,

I have reviewed the Sutter Place Apartments SP #617B. The Lincoln Police Department is concerned that the complex only has one entrance/exit point. The entrance/exit point is located at So. 47th and Claire Ave. Adding 32 additional apartments to the complex will increase the amount of vehicles entering and exiting the complex at So. 47th and Claire Ave. If an accident, or any event, occurs at the intersection of So. 47th and Claire Ave. the entrance/exit point could become blocked limiting emergency vehicles access to emergency situations and delaying response times. We feel this is a public safety matter that needs to be addressed prior to this plan being approved.

Sergeant Michael Woolman
Lincoln Police Department

Richard J Furasek

To: Thomas J Cajka/Notes@Notes

02/11/2003 03:34 PM

cc:

Subject: Sutter Place Apartments

Upon reviewing special permit #6178, we find it acceptable to our department and thanks for adding a couple of fire hydrants to the plan. Thanks.

Richard J. Furasek

Assistant Chief Operations

Lincoln Fire & Rescue

1801 Q Street

Lincoln Ne. 68508

Office 402-441-8354

Fax 402-441-8292

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF03007**

Address

Job Description: **Development Review - Fire**

Location: **SUTTER PLACE APARTMEN**

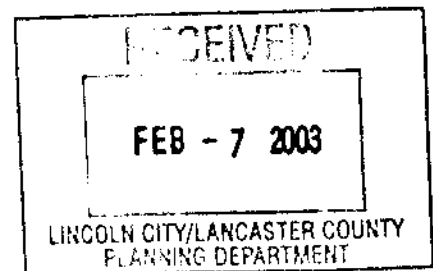
Special Permit: **Y 617B**

Preliminary Plat:

Use Permit:

CUP/PUD:

Requested By **TOM CAJKA**



Status of Review: **Approved**

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 2000 International Building Code and Local Amendments
- 2000 International Residential Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 2000 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards



"Loseke, Larry L -
Lincoln, NE"
<LLOSEKE@email.usp
s.gov>

To: <tcajka@ci.lincoln.ne.us>
cc:
Subject: Sutter Place Apartments

02/10/2003 04:56 PM

Tom

I looked over the plat map and I don't see any problems as long as the
use Claire Ave as the street name.

Larry Loseke
USPS Growth Mgt Supv



INTER-DEPARTMENT COMMUNICATION

DATE February 11, 2003

TO Tom Cajka, City Planning

FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS - Special Permit #617B
DN #51S-46E

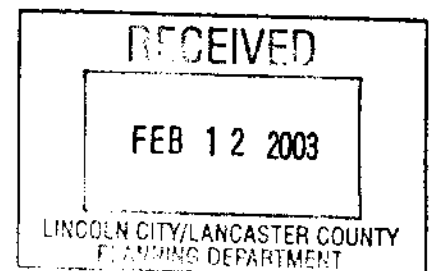
Attached is the Site Plan for Sutter Place Apartments

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

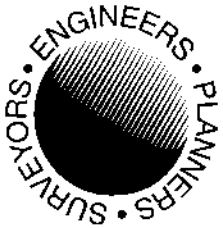
ALLTEL, Time Warner Cable, and the Lincoln Electric System will not require any additional easements.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

A handwritten signature in cursive script, reading "Sharon Theobald".



ST/ss
Attachment
c: Terry Wiebke
Easement File



ROSS
Engineering,
Inc.

January 30, 2003

Mr. Marvin Krout
Director of Planning
County-City Building
555 South 10th Street
Lincoln, NE 68508

RE: **Sutter Place Apartments Community Unit Plan**
S. 48th St. & Claire St.
REI Project No. 136401-B

Dear Marvin:

ESTABLISHED
1974

*Innovative
Designs
For the
Future of
Tomorrow*

On behalf of Sutter Place Partners we are submitting an application for an Amendment to the Community Unit Plan for Sutter Place Apartments. The total area is 9.30 acres and is zoned R-2. The proposed development is generally located at South 48th Street and Claire Street.

The 2002 Lincoln-Lancaster County Comprehensive Plan identifies this area as Urban Residential on the Land Use Plan. The area is currently Sutter Place Apartments and is located south of Hoppe Heights Neighborhood, a quiet residential area, north and east of Beal Slough and Highway 2 and west of Sutter Place Mall.

This Amendment to the existing Community Unit Plan # 617A is to adjust the placement of two proposed apartment buildings to the boundary of the Floodway. Apartment 1 is a 12 unit building located toward the northwest corner of the site. It is a two-story slab on grade frame structure with a hip roof. Apartment 2 is a 20 unit building located toward the southeast corner of the site, and it is a two-story slab on grade frame structure with a hip roof. Apartment 2 may be a 3-story structure depending on the final floor plan. There are a total of 32 units and two garage structures with a total of 14 stalls.

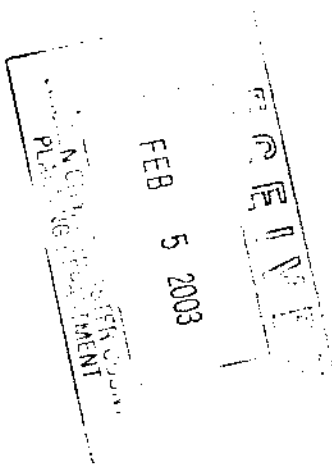
The original C.U.P. did not take into account the Floodway. The Floodway is located approximately 30 feet within the western boundary of the property. We made several adjustments to the previous Site Plan so that the proposed two apartment buildings were out of Floodway entirely, and adjusted the parking areas so they would have no negative impact on the Floodway. There were no references to the Floodway Limits on the original CUP drawings for Sutter Place Apartments approved in 1972, or for the Administrative Amendment done in 1985.

Northwest 12-unit Apartment

The Floodway crosses the northwestern corner of the Sutter Place C.U.P. site, at the location on the previous Site Plan where a 16-unit apartment was planned. We propose reducing the size of the apartment unit from 16 units down to 12 units in order to reduce the length of the building. The location of the building moved east, as well as slightly to the north. It is now approximately 30 feet from the north property boundary. The parking lot moved to the northwestern corner of the property. The parking lot has access from a driveway that moved to the south of the proposed 8-12 unit apartment building.

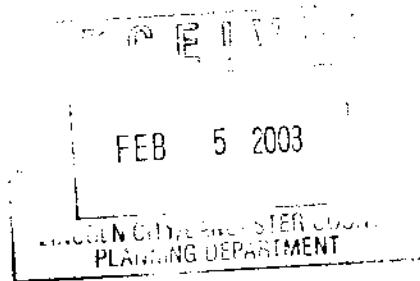
Southeast 20 unit Apartment

The size of the southeast apartment building increased from 16 units to 20 units because of the northwestern apartment building shrank from sixteen to twelve units, again due to the Floodway. The apartment building had to move to the east to make room for the additional units. The access drive shown from the existing Sutter Place Apartment parking lot, was moved to the west about 8 feet. Parking was added to both sides of the drive between the existing apartment buildings, in order to make space for additional new apartment building space. All but one of the existing trees will be saved. The existing pedestrian bridge and trail relocated to the west. They were limited how far to the west they could relocate the pedestrian bridge due to the flood way.



The Candy Factory
201 North 8th Street
Suite 401
Lincoln, NE 68508
Phone 402.474.7677
Fax 402.474.7678

www.rossengineering.com



The existing playground will remain, and the existing gardens presently near the east property line were relocated to adjacent to the playground. The Floodway crosses the southeastern corner of the property making the only suitable location of the 8-stall parking garage to the far eastern edge of the lot.

Flood Plain Issues

Parking within the Flood Plain was also a serious issue because the quickness at which Beal Slough rises out of its banks. Dennis Bartels of Public Works felt a secondary access drive would be beneficial in the event of a flash flood. We added an emergency access drive from the southeastern parking lot to the gravel drive on west side of the Sutter Place Mall property, using an interlocking concrete paver unit with holes that would allow for both drainage and vegetative growth, and would provide emergency access, without giving the impression of being a roadway. This is not intended to be used other than during times of emergency. Our intent is to have grass or other low landscape material grow over this to prevent residents from casually using this for southbound 48th Street access.

Access Issues

Dennis agreed with our suggestion that we bring access to the southeastern 20-unit apartment between the two existing apartment buildings where an existing sidewalk and pedestrian bridge currently sit. The bridge is moving to the west near the playground, and tying into a new extension of a walking path that leads to the west. Dennis Bartels did not see any issues with the parking layout we show for the northwestern apartment building. The primary entrance to the development will continue to be from Claire Street.

The proposed new drives will be private and maintained by the Partnership. The drive to the southeastern parking lot will be 25-feet wide as shown on the Site Plan. The drive is for local traffic, only vehicles going to and from the twenty-unit apartment building; therefore we don't anticipate heavy traffic. The drive to the northwest parking lot is a 22-foot wide drive, due to the narrowness of the developable area because of the floodway, but it widens to 25 feet at the parking lot and it widens even further to 27.5 feet in front of the 6-stall garage.

Sanitary Sewer

An existing private 10-inch sanitary sewer main connects to public sanitary sewer south of the site near Hwy 2. This main runs north to just south of the existing apartment units. We will connect a 6-inch sanitary sewer service to this main adjacent to the proposed 20-unit apartment. The existing 10-inch private sewer then branches to the east and west to serve the existing apartments. We will connect a 6-inch sanitary sewer main at the clean out adjacent to the west most existing apartment.

Storm Water

The site lies adjacent to the north side of Beal Slough and the storm water run-off is eliminated via sheet drainage and an existing concrete lined low flow drainage way, which enters the site to the northeast and winds south to the south side of the existing apartments and discharges into Beal Slough. Our site drains storm water into this drainage way via three inlets. The first is a grate inlet where the proposed southeast drive will start. Currently there is a curb inlet to a storm sewer and a second inlet is just south of the first on the southeast drive. It drains directly into the existing drainage ditch, and the third inlet for the southeastern is located in the turn around. This inlet drains the south most parking area, the parking garage and half of the apartment building. It consists of a 12-inch storm sewer that extends from the turn around to the existing drainage ditch. The northwestern parking lot and grounds will be drained via two sedimentation basins.

Water and Fire Hydrants

Water for both apartment units will be from a private main that runs along the north side of the existing apartment buildings. For the southwestern 20-unit apartment building, the new water main connects on the west side of the proposed southeast driveway to the existing private water main, and continues until just south of the proposed 20-unit apartment. For the northwestern proposed twelve-unit apartment building the new water main connects where the existing west fire hydrant is located, and extends around the north side of the current western most apartment building, and continues to the southeastern corner of the building.

Two additional fire hydrants are proposed to the development. Dennis Bartels and Jason Reynolds, a Planner for the City of Lincoln, thought we should provide an additional fire hydrant near the northwestern apartment building, and we agree. We have also added a fire hydrant just west of the proposed southeastern twenty-unit apartment.



Summary:

In summary, we are submitting this Amendment in order to make adjustments to the original 1972 C.U.P., which did not take into account the Floodway.

This application includes the following:

1. Cover Sheet	7 copies
2. Existing Topographic Site Plan	7 copies
3. Site Plan	17 copies
4. Grading Plan	7 copies
5. Drainage Area Plan	7 copies
6. Driveway Profiles	7 copies
7. Utility Plan	7 copies
8. Landscape Plan	7 copies
9. Application for Amendment to C.U.P. # 617A	
10. Exhibit A	
11. Check for Application Fee	\$ 95.00

If you need any additional information or have questions, please call me.

Sincerely,

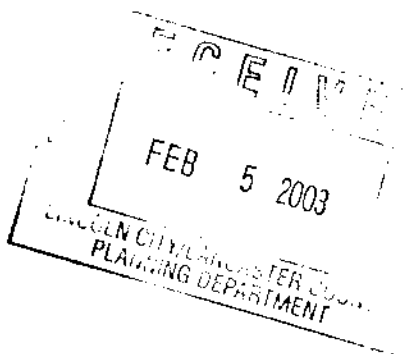
ROSS ENGINEERING, INC.

August J Ponsingl
Senior Land Planner

Cc: Mike Keady

Enclosures

136401L11 resubmittal.doc



January 16, 2003

Neighborhood Resident
Lincoln, Nebraska

RE: **Announcing Sutter Place Apartments
Community Unit Plan**
S. 48th St. & Claire St.
REI Project No. 136401-B

Dear Neighbor:

On behalf of Sutter Place Partners we would like to announce an Amendment to the Community Unit Plan for Sutter Place Apartments. Sutter Place Apartments has planned since its original construction in 1975 to construct an additional apartment unit at the Northwest portion of their property. This apartment is a 2 story, 16 unit dwelling, similar to the existing apartment buildings at Sutter Place.

Due to Floodway, which was not taken into account in the original Community Unit Plan, the proposed location of the 16-unit apartment was within the boundary of the Floodway. The apartment needed to be moved to the north by 20 feet in order to locate it out of the Floodway boundary. Originally, the approved Community Unit Plan located the apartment 50 feet from the north property boundary. The apartment now is located 20 feet north of its original location, 30 feet from the north property boundary.

In order to make the apartment fit within the narrow space we have proposed reducing the size of the apartment from 16 units to 12 units. This reduces the width and the length of the building. The parking lot is accessed from a drive on the south side of the proposed 12-unit apartment building. A 6-stall parking garage similar to existing parking garages along the north property boundary are proposed west of the apartment building. There will be a generous amount of landscaping consisting of large pine trees along the north property line behind the apartment and the garage. The existing large tree will remain as well. A privacy fence will be built where gaps in the existing fence occur.

In order to get approval to change this Setback distance, our project will go through two public hearings: the first is Planning Commission; and second is City Council. You will have another opportunity to express your concerns at that time. Prior to those public hears, we would like to work with the you to resolve any issues you might see. That is why we are informing you of the changes to the location of the building. We would like to hear your comments regarding these changes. If you would like more information, or a need additional information about our project, please don't hesitate to call me at 474-7677. I will be happy to meet with you and discuss this project. We are located in the Haymarket, so please arrange a time when you would like to stop by. If that is not convenient for you, let me know I will make arrangements to meet with you.

Sincerely,
ROSS ENGINEERING, INC.

August J Ponstingl
Senior Land Planner

Cc: Mike Keady
Enclosures
136401L10 resident letter.doc

Exhibit A:

Sutter Place Community Unit Plan

C.U.P 617A

Legal Description:

Lot 150 I.T. in the SW ¼, Section 8, T-9-N, R-7-E, 6th Principle Meridian, Lincoln,
Lancaster County, Nebraska, 9.30acres +/-

AJP
136401L05 appsuppliment.doc

